

TOWNSHIP OF CECIL

WASHINGTON COUNTY, PENNSYLVANIA

ORDINANCE NO. 9 -2016

**AN ORDINANCE OF CECIL TOWNSHIP, WASHINGTON COUNTY, PENNSYLVANIA, AMENDING SECTION 1211 OF UNIFIED DEVELOPMENT ORDINANCE TO REGULATE THE KEEPING OF LIVESTOCK AND FOWL NOT IN CONJUNCTION WITH PRINCIPAL AGRICULTURAL USE**

**WHEREAS**, Cecil Township ("Township") has the power to protect the health, safety, and welfare of people and property in the Township; and

**WHEREAS**, Section 1211 of the Township's Unified Development Ordinance ("Ordinance") prohibits horses, cows, FOWL, goats, sheep or similar animals (excluding dogs or cats), and wild animals of any kind on any tract of land in the Township less than ten (10) acres in size.

**WHEREAS**, Board of Supervisors of Cecil Township finds that it is in the best interest of the Township to amend Section 1211.

**WHEREAS**, the Township seeks to amend its Unified Development Ordinance as set forth herein; and

**WHEREAS**, the Amendment was reviewed by the Planning Commission at a public meeting held on July 21, 2016 after which the Planning Commission recommended adoption to the Board of Supervisors; and

**WHEREAS**, the Amendment was sent to the Washington County Planning Commission and, on July 25, 2016, the Washington County Planning Commission advised, via letter, that it had no additional comments regarding the ordinance change; and

**WHEREAS**, the Board of Supervisors held public hearings on the proposed amendment on August 8, 2016; and

**WHEREAS**, the Board of Supervisors has given careful consideration to all public comments and has determined that adoption of the Amendment is beneficial to the health and welfare of the vast majority of the citizens of the Township.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** and it is hereby ordained and enacted by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania as follows:

**SECTION 1.** Section 202. DEFINITIONS, is hereby amended by adding the following definitions to be placed in alphabetical order.

FOWL: Domesticated birds that serve as a source of eggs or meat, including chickens, turkeys, ducks, geese, peafowl, pigeons and pheasants.

SMALL ANIMALS: any domestic animal (excluding dogs or cats) such as a miniature and pigmy goats, rabbit, hare, guinea pig, rate, mouse or chinchilla;

CHICKEN RUN: An enclosed area in which FOWL are allowed to walk and run about.

COOP: a small building for housing FOWL.

**SECTION 2.** Section 1211. ANIMALS, which currently states:

No horses, cows, poultry, goats, sheep, or similar animals (excluding dogs or cats), and no wild animals of any kind shall be permitted on any tract of land less than ten (10) acres.

is hereby deleted and replaced with the following:

**SECTION 1211. ANIMALS**

- A. Except as set forth in this Section, no horses, cows, FOWL, goats, sheep, or similar animals (excluding dogs or cats), and no wild animals of any kind shall be permitted on any tract of land less than ten (10) acres.
- B. Keeping of FOWL and SMALL ANIMALS Tracts of Land less than Ten (10) Acres

The keeping of FOWL and SMALL ANIMALS shall be allowed by right in all zoning districts provided the following conditions are met:

- 1. SMALL ANIMALS may be housed in the dwelling of the owner provided the keeping of such animals does not constitute a nuisance.
- 2. SMALL ANIMALS not housed in the dwelling of the owner shall be confined in quarters, no part of which shall be closer than ten (10) feet from the exterior limits of any dwelling or any property line.
- 3. FOWL not housed in the dwelling of the owner shall be confined in quarters, no part of which, including the COOP and the CHICKEN RUN, shall be closer than ten (10) feet from the exterior limits of any dwelling or any property line.
- 4. No more than six (6) FOWL may be housed on a property situated on a tract of land that can provide, in the Rear Yard, within the applicable setback requirements, at least an eighteen (18) square foot COOP and a 150 square foot CHICKEN RUN.
- 5. No more than a total of four (4) adult SMALL ANIMALS not housed in the dwelling may be housed on a property situated on a tract of land that is smaller than one-half (1/2) acre.

chickens  
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6. No more than a combined total of twenty-five (25) adult SMALL ANIMALS or FOWL may be housed on a property situated on a tract of land that is larger than one (1) acre, but less than ten (10) acres.
  7. Roosters are prohibited on tracts of land less than ten (10) acres in size.
  8. In the case of two-family dwellings, conversion dwellings, or multi-family dwellings without individually owned backyards, the maximum number of FOWL allowed is six (6) per property.
  9. The Keeper of every such SMALL ANIMALS and FOWL shall confine the same in an enclosure sufficient to prevent such animal from running at large, and such enclosure shall be of a size conducive to good sanitation practices and adequate and sanitary drainage facilities shall be provided. The enclosure shall be located within the applicable setback requirements
    - a. With respect to FOWL, the minimum COOP size shall be eighteen (18) square feet. A CHICKEN RUN must be attached to the COOP. The outside CHICKEN RUN shall be enclosed in such a manner as to securely contain the FOWL.
    - b. The Township may promulgate additional regulations relating to the confinement of FOWL and SMALL ANIMALS by Resolution.
  10. Feed. FOWL and SMALL ANIMALS shall be provided with access to feed and clean water at all times. All feed, water, and other such items associated with the keeping of FOWL and SMALL ANIMALS shall be properly stored in a clean and sanitary manner so as to prevent the infestation of insects, rats, mice, or other rodents or vermin.
  11. Waste Storing and Removal. Every keeper of any FOWL and SMALL ANIMALS shall cause the litter and droppings therefrom to be collected daily in a container or receptacle that when closed shall be rat-proof and flytight, and after every such collection shall cause such container or receptacle to be kept closed. At least once a week, every such keeper shall cause all litter and droppings so collected to be disposed of in such manner as not to permit the presence of fly larvae.
  12. Permits and Fees.
    - a. The Township may, by Resolution, require that any person wishing to own, keep, or harbor any FOWL or SMALL ANIMALS within the Township first obtain a permit from the Township Zoning Officer. An application for a permit shall be made in writing and on such forms or in such format as established by the Township, and shall be accompanied by the prescribed permit fee in the amount established from time to time by resolution of Township Board of Supervisors.
- C. Keeping of Horses, Cows, Pigs, Hogs, Goats, Sheep or Similar Animals  
Tracts of Land less than Ten (10) Acres

The keeping of cows, horses, pigs, hogs, sheep, goats (excluding billy goats (bucks)) or similar animals shall be allowed by right in all zoning districts provided the following conditions are met:

1. Billy goats (bucks) are prohibited on tracts of land less than ten (10) acres in size.
2. A minimum tract area of two (2) acres shall be required to keep one (1) cow, pig, hog or similar animals commonly associated as livestock (excluding horses, sheep and goats). One (1) additional animal may be kept for each acre of lot area in excess of two (2) acres.
3. A minimum tract area of one (1) acre shall be required to keep one (1) horse, donkey, mule, llama or alpaca. One (1) additional animal may be kept for each acre of lot area in excess of one (1) acre.
4. A minimum tract area of one (1) acre shall be required to keep two (2) sheep, goats (excluding billy goats (bucks)) or similar sized animals. One (1) additional animal of such size may be kept for each acre of lot area in excess of one (1) acre.
5. All animals must be entirely enclosed by a fence not closer than twenty-five (25) feet to any property or street boundary.
6. All buildings housing the animals must be at least twenty-five (25) feet from a property or street boundary.
7. Feed. Animals shall be provided with access to feed and clean water at all times. All feed, water, and other such items associated with the keeping of Animals shall be properly stored in a clean and sanitary manner so as to prevent the infestation of insects, rats, mice, or other rodents or vermin.
8. Waste Storing and Removal. Every keeper of Animals shall cause the litter and droppings therefrom to be collected daily in a container or receptacle that when closed shall be rat-proof and flytight, and after every such collection shall cause such container or receptacle to be kept closed. At least once a week, every such keeper shall cause all litter and droppings so collected to be disposed of in such manner as not to permit the presence of fly larvae.
9. Permits.
  - a. The Township may, by Resolution, require that any person wishing to own, keep, or harbor any cows, horses, pigs, hogs, sheep, goats or similar animals within the Township first obtain a permit from the Township Zoning Officer. An application for a permit shall be made in writing and on such forms or in such format as established by the Township, and shall be accompanied by the prescribed permit fee in the amount established from time to time by resolution of Township Board of Supervisors.

1 Cows, pigs, hogs  
1 horses  
2 sheep, goats

**SECTION 3.**

**UNIFIED DEVELOPMENT ORDINANCE NO. 5-00, AS  
AMENDED, OTHERWISE REMAINS IN FULL FORCE AND  
EFFECT.**

Except as specifically amended by this Ordinance, Ordinance No. 5-00, as amended, shall remain in full force and effect and shall not be deemed in conflict with any provisions of this Ordinance.

**SECTION 4.            REPEALER.**

Any ordinance, chapter, section, subsection, paragraph, sentence, clause, phrase or portion of any ordinance conflicting with the provisions of this Ordinance is hereby repealed to the extent of such conflict.

**SECTION 4.            SEVERABILITY.**

If any section, subsection, paragraph, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion thereof.

**SECTION 5.            EFFECTIVE DATE.**

This Ordinance shall take effect five (5) days after the date of adoption by the Board of Supervisors of Cecil Township, set forth below.

ORDAINED, ADOPTED AND ENACTED, by the Board of Supervisors of Cecil Township, Washington County, Pennsylvania the 6<sup>TH</sup> day of September, 2016.

BOARD OF SUPERVISORS  
CECIL TOWNSHIP

  
Donald A. Gennuso  
Township Manager/Secretary

By: 

Thomas A. Casciola  
Chairman, Board of Supervisors

